

ROAD 2 EAST

(ACCORDING TO THE CORP. OF THE TOWNSHIP OF GOSFIELD SOUTH, BY-LAW 41-1981, REGISTERED AS INST. No. R648699)
(ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)

P.I.N. 75169-0150

N 85° 01' 40" W (P&M)

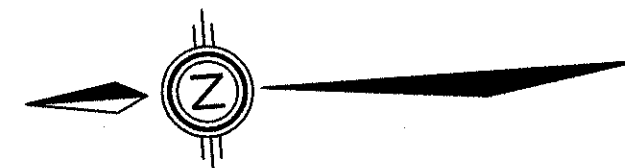
293.38 (P&M)

N 84° 52' 10" W (P&P2&M)

SIB(NI)

ORP-B

APPENDIX 'A'



PARTS SCHEDULE

THE PART ENUMERATED HEREUNDER REFERS TO LAND IN WHICH ALL RIGHT, TITLE AND INTEREST IS EXPROPRIATED BY THE CORPORATION OF THE TOWN OF KINGSVILLE					
PART	LOT	CON/PLAN	P.I.N.	NAME OF MOST RECENT TRANSFEREE	AREA (ha.)
1	PART OF LOT 2	CONCESSION 1, (EASTERN DIVISION)	PART OF 75175-0597	IRENE FINALDI	0.998
2			PART OF 75175-0594		0.168±

PLAN CE 997642

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX (12) AT 15 O'CLOCK 14 M. ON THE 19th DAY OF March, 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 01560-0799.

JAYDEN KRUG

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)

CERTIFICATE OF APPROVAL

THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE HEREBY CERTIFIES THAT APPROVAL WAS GIVEN TO THE CORPORATION OF THE TOWN OF KINGSVILLE ON THE 1th DAY OF JANUARY, 2021 TO EXPROPRIATE THE LANDS SHOWN WITHIN HEAVY OUTLINE ON THE FACE OF THIS PLAN.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF KINGSVILLE (APPROVING AUTHORITY)

DATED AT KINGSVILLE, ONTARIO THIS th DAY OF MARCH, 2021.

Nelson Santos
NELSON SANTOS,
MAYOR

I HAVE THE AUTHORITY TO BIND THE CORPORATION

EXPROPRIATION AUTHORITY CERTIFICATE

THIS PLAN IS PREPARED UNDER OUR INSTRUCTIONS AND WE HEREBY MAKE APPLICATION THAT IT BE REGISTERED IN THE PROPER REGISTRY OFFICE.

THE LANDS SHOWN AS PARTS 1 AND 2 ON THIS PLAN ARE EXPROPRIATED BY THE CORPORATION OF THE TOWN OF KINGSVILLE BY AUTHORITY OF THE MUNICIPAL ACT S.O. 2001, SECTION 8 AND AMENDMENTS THERETO AND IN ACCORDANCE WITH THE EXPROPRIATIONS ACT R.S.O. 1990, (SECTION 5(1)(B)) AND BY TOWN OF KINGSVILLE BY-LAW 18-2021 PASSED THE 8th DAY OF FEBRUARY, 2021.

DATED AT KINGSVILLE, ONTARIO THIS th DAY OF MARCH, 2021.

Jennifer Astrologo
JENNIFER ASTROLOGO
CLERK

I HAVE THE AUTHORITY TO BIND THE CORPORATION

In accordance with the Expropriations Act, R.S.O. 1990 c.E.26, Section 9(11)

PLAN OF SURVEY

OF
PART OF LOT 2
CONCESSION 1 EASTERN DIVISION
GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH

NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:1000

0 10.00 20.00 40.00 60.00 80.00 100.00 METRES

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
ORP-A	4656939.93	357344.09
ORP-B	4656992.98	356753.28
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND AND NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99982500

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR

SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR

IB DENOTES 16mm X 16mm X 0.61m IRON BAR

IB DENOTES 19mm diameter X 0.61m ROUND IRON BAR

CC DENOTES CUT-CROSS

CP DENOTES 5mm X 50mm STEEL PIN

PS DENOTES PLASTIC BAR

■ DENOTES SURVEY MONUMENT FOUND

□ DENOTES SURVEY MONUMENT SET AND MARKED 1744

WIT. DENOTES WITNESS 1 DENOTES PERPENDICULAR

(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. No.

ORP DENOTES OBSERVED REFERENCE POINT

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF O.REG. 525/91.

(S/P) DENOTES SET PROPORTIONALLY (NI) DENOTES NOT IDENTIFIABLE

(P) DENOTES PLAN OF SURVEY BY (1744) Dated: Nov. 27, 2018. Plan File: G-3477.

(P1) DENOTES PLAN 12M-584

(P2) DENOTES PLAN 12R-12076

(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.

SURVEYOR'S CERTIFICATE

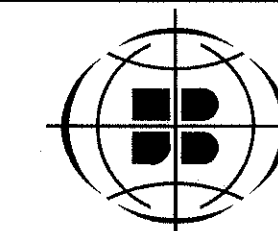
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 22nd. DAY OF OCTOBER, 2020.

DATE MARCH 10, 2021

Brian Coad
BRIAN COAD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER



VERHAEGEN SURVEYING
LAND SURVEYORS
A Division of
J. D. Barnes Limited
187 TALBOT STREET, LEAMINGTON, ON N8H 1L5
T: (519) 322-2375 F: (519) 322-2675 www.jdbarnes.com

DRAWN BY: A.S.M.	CHECKED BY: BC	REFERENCE NO.: 20-48-240-01
CAD Date: February 23, 2021 3:31 PM		FILE NO.: E-Gosfield South I.E.D.-2
CAD File: 20-48-240-01.dwg		

ROAD 2 EAST
(ACCORDING TO THE CORP. OF THE TOWNSHIP OF GOSFIELD SOUTH, BY-LAW 41-1961, REGISTERED AS INST. No. R846699)
(ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)

APPENDIX 'B'

PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOT 3	CONCESSION 1 EASTERN DIVISION	PART OF 75175-0596	0.130 ha.

PLAN 12R-28963

Received and deposited

March 17th, 2022

Dragana Jovanovic

Representative for the
Land Registrar for the
Land Titles Division of
Essex (No.12)

PLAN OF SURVEY

OF
PART OF LOT 3
CONCESSION 1 EASTERN DIVISION
GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH
NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:1000
0 10.00 20.00 40.00 60.00 100.00 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:1000

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
ORP-A	4656939.93	357344.09
ORP-B	4656992.98	356753.28
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND AND NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY
REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999825.

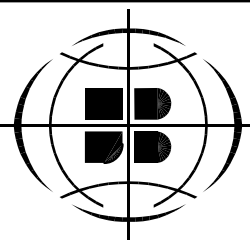
ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 16mm X 16mm X 0.61m IRON BAR
IB φ DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 3mm X 50mm STEEL PIN
PB DENOTES PLASTIC BAR
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. No.
ORP DENOTES OBSERVED REFERENCE POINT
ALL SET SIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11(4) OF O.REG. 525/91.
(S/P) DENOTES SET PROPORTIONALLY (NI) DENOTES NOT IDENTIFIABLE
(P) DENOTES PLAN CE997642
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 2nd. DAY OF MARCH, 2022.

DATE MARCH 4, 2022. ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2185262.



VERHAEGEN
LAND SURVEYORS
A Division of
J. D. Barnes Limited
187 TALBOT ST. E. LEAMINGTON, ON, N8H 1L8
T: (519) 322-2375 F: (519) 322-2675 www.jdbarnes.com

DRAWN BY: CMM	CHECKED BY: AM	REFERENCE NO.: 20-48-240-02
CAD Date: March 4th, 2022		
CAD File: 20-48-240-02.dwg		FILE NO.: E-Gosfield South 1E.D.-3

[89cm x 0.5 (4.0m²)
95cm x 36.0" (5.6 ft²)]

CURVE SCHEDULE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	203.62	29.62	29.60	N27°22'00"W
C2	195.69	29.54	29.51	N89°56'00"W
C3	195.69	16.07	16.07	N88°05'40"E
C4	195.69	13.47	13.47	N87°35'00"W
C5	21.14	12.42	12.24	N77°30'30"E
C6	20.12	11.62	11.46	N77°46'50"E
C7	20.12	2.99	2.99	N56°57'50"E
C8	20.11	14.47	14.16	N24°54'40"E
C9	20.12	60.69	40.16	N40°53'30"W
C10	20.12	16.49	16.03	N76°10'30"E
C11	20.12	19.56	18.80	N52°30'10"W
C12	20.12	16.79	16.31	N00°44'40"W
C13	20.12	7.85	7.80	N34°20'30"E
C14	20.12	14.61	14.30	N73°31'10"E

This final Plan of Subdivision is approved under ss 51 (58) of the Planning Act on this 9th day of MAY, 2013.

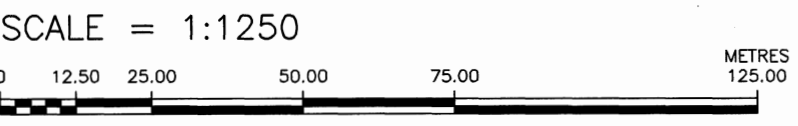
William J King
WILLIAM KING, M.A.P., R.P.P.
Manager, Planning Services
County of Essex

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX (12) AT 09:32 O'CLOCK ON THE 16th DAY OF May, 2013 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 75175-0995 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. CE565076

NICHOLAS CAIRA
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF THE LAND IDENTIFIED BY P.I.N. 75175-0995

PLAN OF SUBDIVISION
OF
PART OF LOT 2
CONCESSION 1, EASTERN DIVISION
GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH
NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.



"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 - SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 - IB DENOTES 16mm X 16mm X 0.61m IRON BAR
 - IB Ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
 - CC DENOTES CUT-CROSS
 - CP DENOTES 5mm X 50mm STEEL PIN
 - DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT SET AND MARKED 1744
 - WIT. DENOTES WITNESS
 - (S) DENOTES SET
 - (M) DENOTES MEASURED
 - (D) DENOTES DEED
 - SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
 - (S/P) DENOTES SET PROPORTIONALLY
 - (OU) DENOTES ORIGIN UNKNOWN
 - (P) DENOTES PLAN 12M-562
 - (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 15th. DAY OF MARCH, 2013.

DATE MAY 6, 2013.

Brian Coad
BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT
1. LOTS 1 to 27 (inclusive), BLOCKS 28 and 29 and RESERVE NAMELY BLOCK 30 (0.30 RESERVE), THE STREET NAMELY MULBERRY CRESCENT HAS BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF KINGSVILLE AS A PUBLIC HIGHWAY.

DATE MAY 6, 2013.

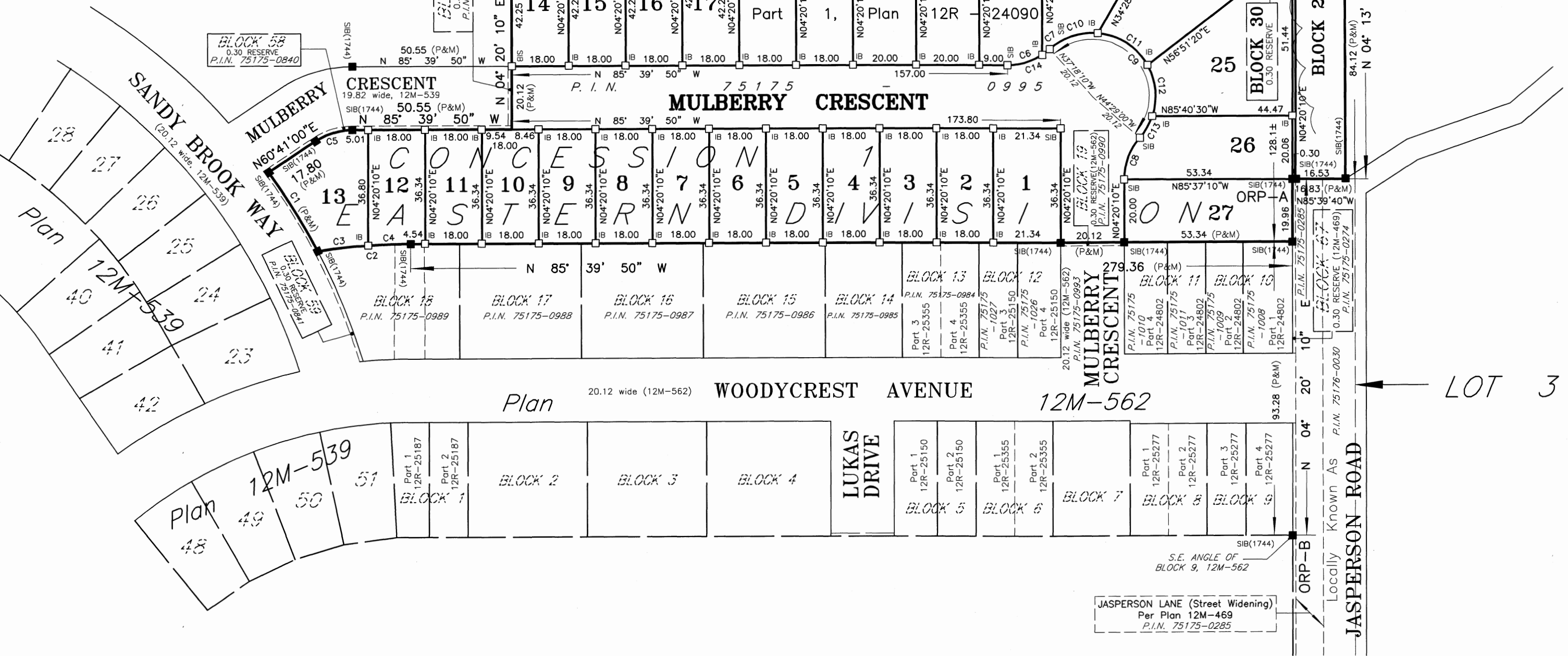
Cindy Prince
CINDY PRINCE
I HAVE AUTHORITY TO BIND THE CORPORATION

WINDSOR
475 Devonshire Road, Suite 200
N8Y 2L5
Ph: (519)258-1772
Fax: (519)258-1791

VERHAEGEN
STUBBERFIELD
HARTLEY
BREWER
BEZAIRE
INC.

LEAMINGTON
187 Talbot Street East
N8H 1L8
Ph: (519)322-2375
Fax: (519)322-2675

ONTARIO LAND SURVEYORS			
DRAWN BY: CMM	CAD Date: May 6, 2013 10:29 AM		
CHECKED BY: BC	CAD File: 51182905.2.dwg		
WORK ORDER: 5-11829x05.2	FILE NO.:	E-Kingsville-1E.D.-2	PLAN FILE NO.: H-722'H



LEGEND AND NOTES
BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENTS "ORP-A" AND "ORP-B", SHOWN HEREON, HAVING A GRID BEARING OF N04°20'10"E NAD83 (CSRS) (1997.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE).
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99982665
FOR BEARING COMPARISONS A ROTATION OF 1°04'00" CLOCKWISE WAS APPLIED TO THE BEARINGS ON PLAN 12M-562 TO CONVERT TO UTM BEARINGS.

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N4656454.549	E357291.285
ORP-B	N4656341.649	E357282.714
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		